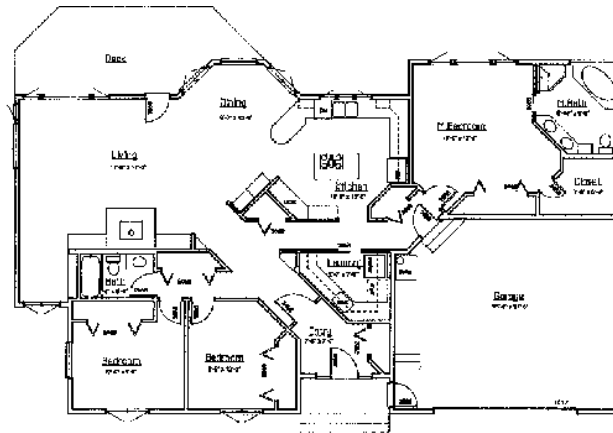
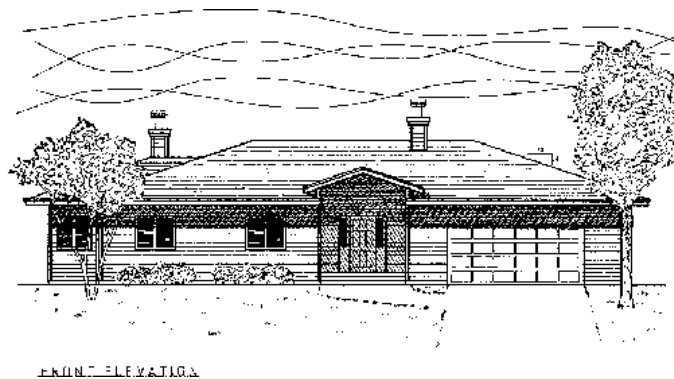


# Construction Cost Survey 2000

## Alaska Housing Finance Corporation and The Department of Labor and Workforce Development

### Description of Survey

The Construction Cost Survey is designed to measure the relative difference in the cost of selected 'market basket' building materials in various regions of the state. The market basket includes selected construction materials comprising approximately 30 percent of the cost of the model single-family residence below:



This survey does not measure the difference in **total cost** of a house from region to region. Construction materials represent a small component of the total cost of developing a house. Site development, cost of land and available labor play a significant role in the total cost of a home. Further, type of construction and building requirements vary greatly from region to region. The model home in this survey may not represent typical construction in all areas of the state. Conditions and building code regulations in certain areas of the state may require the use of different quantities and types of building product which may raise the cost of construction.

# 2000 Construction Cost Survey

Alaska Housing Finance Corporation

July 28th, 2000

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## For more information about this survey contact:

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## Average Price for Construction Materials

Alaska Suppliers  
2000

Market Basket Items	Quantity	Units	Size	Length	Urban								Rural		
					Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow*	Bethel*	Nome*
BCI 60 Series	768	ft	14"		\$2,237	\$2,134	\$2,007	\$2,496	\$1,763	\$2,319	\$2,368	\$2,044	\$3,000	\$1,730	\$1,700
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8		2,609	2,966	2,460	3,087	2,141	3,068	2,591	2,603	4,715	3,023	3,784
CDX 4X8 44#	74	pcs	1/2"		1,159	1,219	1,149	1,311	999	1,170	1,114	1,067	2,504	1,523	1,839
CDX 4X8 53#	106	pcs	5/8"		2,098	2,374	1,970	2,563	1,721	2,049	2,114	1,976	4,359	2,631	3,356
Studs #2 & btr Kiln-dried	164	pcs	2X4"	92 5/8"	411	570	468	467	433	527	434	425	958	612	877
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6"	92 5/8"	953	1,383	1,025	1,191	967	1,185	1,039	1,050	2,696	1,701	2,163
Cedar Bevel Siding	3548	ft	1X10"		4,887	4,348	3,860	5,929	3,520	3,195	2,865	4,757	4,700	4,373	7,983
4X12 Plain Sheetrock 84#	95	pcs	1/2"		1,100	1,268	1,289	1,357	1,311	826	1,321	1,145	2,992	2,752	2,447
4X12 Type X Sheetrock 109#	68	pcs	5/8"		910	1,079	995	1,132	1,068	736	1,074	932	4,760	1,969	2,225
3 Tab Shingles Brown	102	bundles			1,299	1,481	1,208	1,465	1,094	1,886	1,129	1,164	2,000	1,252	2,221
Fiberglass Bat Insulation (2,560 sqft)	27	bags	R-38X24	96 sqft	1,894	2,418	1,917	1,791	2,515	2,191	1,975	1,889	3,480	2,441	2,751
Fiberglass Bat Insulation (2,034 sqft)	35	bags	R-21X15	58 sqft	1,099	1,243	1,270	1,398	955	1,294	1,265	1,120	2,194	1,179	1,736
NMB Electric Wire	3	boxes		250'	79	120	88	118	91	135	85	90	243	108	150
Single Breaker	15	pcs	15 Amp		88	114	59	73	98	144	78	104	74	57	81
Copper Pipe Type 'M'	150	ft	3/4"		110	141	117	134	149	176	147	135	290	149	282
ABS Pipe	100	ft	3"		108	132	117	127	99	164	32	121	338	152	223
<b>Total (Without Concrete &amp; Rebar)</b>					<b>\$21,042</b>	<b>\$22,990</b>	<b>\$20,001</b>	<b>\$24,637</b>	<b>\$18,922</b>	<b>\$21,064</b>	<b>\$19,633</b>	<b>\$20,623</b>	<b>\$39,303</b>	<b>\$25,653</b>	<b>\$33,819</b>
Concrete	30	yds			2,598	2,790	2,911	2,972	\$3,645	4,680	4,110	2,703			
# 4 Rebar	93	pcs	1/2"	20'	511	618	321	376	394	418	529	476			
<b>Total (With Concrete &amp; Rebar)</b>					<b>\$24,151</b>	<b>\$26,398</b>	<b>\$23,232</b>	<b>\$27,985</b>	<b>\$22,961</b>	<b>\$26,162</b>	<b>\$24,272</b>	<b>\$23,802</b>			

\* Rural Areas Exclude  
Concrete & Rebar

Source: Alaska Department of Labor and Workforce Development,  
Research & Analysis Section, "AHFC Market Basket Construction Cost  
Survey" 2000

# Average Price for Doors & Windows

Alaska Suppliers

2000

Market Basket Items	Quantity	Size	Anchorage	Fairbanks	Juneau	Kenai	Ketchikan	Kodiak	Sitka	Wasilla	Barrow	Bethel	Nome
R7 Metal Insulated Doors with 6" Jamb	2 pcs	3'	\$374	\$427	\$483	\$393	\$450	\$449	\$250	\$412	\$550	\$456	\$821
Low E Argon Windows with R > 2.8 Vinyl Casements	3 pcs	2.6' x 3'	492	745	605	548	\$592	606	622	554	1,000	649	1,006
Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress	6 pcs	2.6' x 4'	1,229	1,780	1,330	1,300	\$1,274	1,378	1,363	1,245	2,000	1,486	2,106
Low E Argon Windows with R > 2.8 Vinyl Casements, 5.7 E-Gress	2 pcs	8.0' x 4'	1,059	1,509	1,249	927	\$1,250	1,378	1,271	1,058	1,600	1,035	1,490
Total Cost of Windows & Doors			\$3,153	\$4,461	\$3,668	\$3,169	\$3,566	\$3,810	\$3,506	\$3,270	\$5,150	\$3,626	\$5,424

Source: Alaska Department of Labor  
and Workforce Development,  
Research & Analysis Section, \*AHFC

## Average Price for Construction Materials

Seattle Area Suppliers (without Concrete)

2000

Market Basket Items	Quantity	Units	Size	Length	Seattle Area
BCI 60 Series	768	ft	14"		\$1,924
2-4-1 T&G FF Underlay 4X8	62	pcs	1 1/8		2,205
CDX 4X8 44#	74	pcs	1/2"		907
CDX 4X8 53#	106	pcs	5/8"		1,680
Studs #2 & btr Kiln-dried	164	pcs	2X4"	92 5/8"	392
Studs # 2 & btr 14# Kiln-dried	263	pcs	2X6"	92 5/8"	1,001
Cedar Bevel Siding	3548	ft	1X10"		3,863
4X12 Plain Sheetrock 84#	95	pcs	1/2"		910
4X12 Type X Sheetrock 109#	68	pcs	5/8"		685
3 Tab Shingles Brown	102	bundles			815
Fiberglass Bat Insulation (2,560 sqft)	27	bags	R-38X24	96 sqft	1,977
Fiberglass Bat Insulation (2,034 sqft)	35	bags	R-21X15	58 sqft	1,045
NMB Electric Wire	3	boxes		250'	58
Single Breaker	15	pcs	15 Amp		65
Copper Pipe Type 'M'	150	ft	3/4"		93
ABS Pipe	100	ft	3"		65
<b>Without Rebar</b>					<b>\$17,684</b>
# 4 Rebar	93	pcs	1/2"	20'	310
<b>With Rebar</b>					<b>\$17,994</b>

Source: Alaska Department of Labor and Workforce Development,  
Research & Analysis Section, "AHFC Market Basket Construction Cost  
Survey" 2000

## Transportation Cost of Market Basket

### Shipping & Handling (Without Concrete & Rebar)

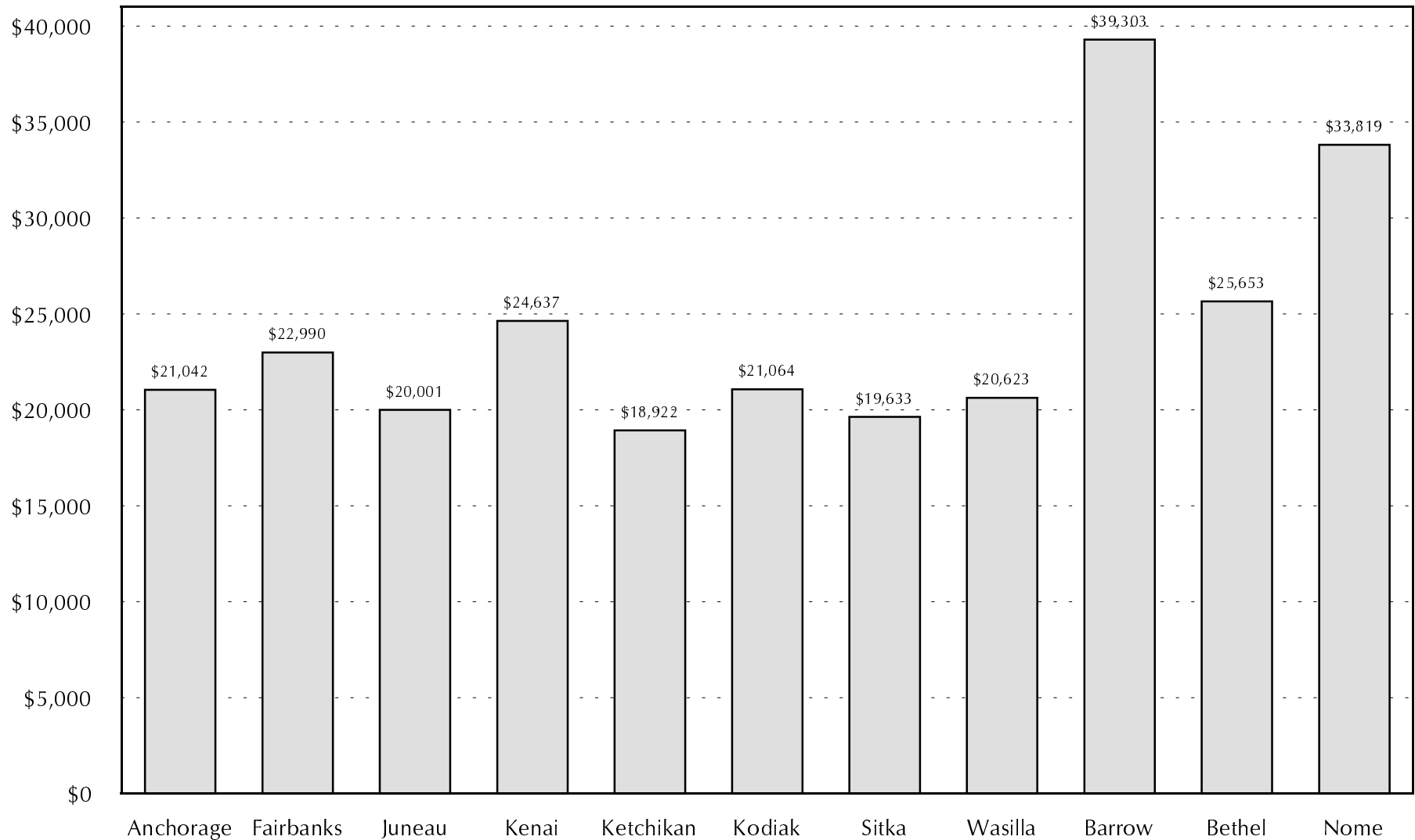
2000

<b>Destination</b>	<b>Seattle</b>
Ketchikan	\$1,862
Juneau	3,005
Sitka	3,753
Kodiak	5,978
Anchorage	4,466
Wasilla	4,468
Fairbanks	5,694
Kenai	5,403
Bethel	10,012
Nome	12,556
Barrow	14,526

**Source:** Alaska Department of Labor and Workforce  
Development, Research & Analysis Section, "AHFC Market  
Basket Construction Cost Survey" 2000

# Average\* Cost of Market Basket

## Alaskan Suppliers (without Concrete & Rebar)



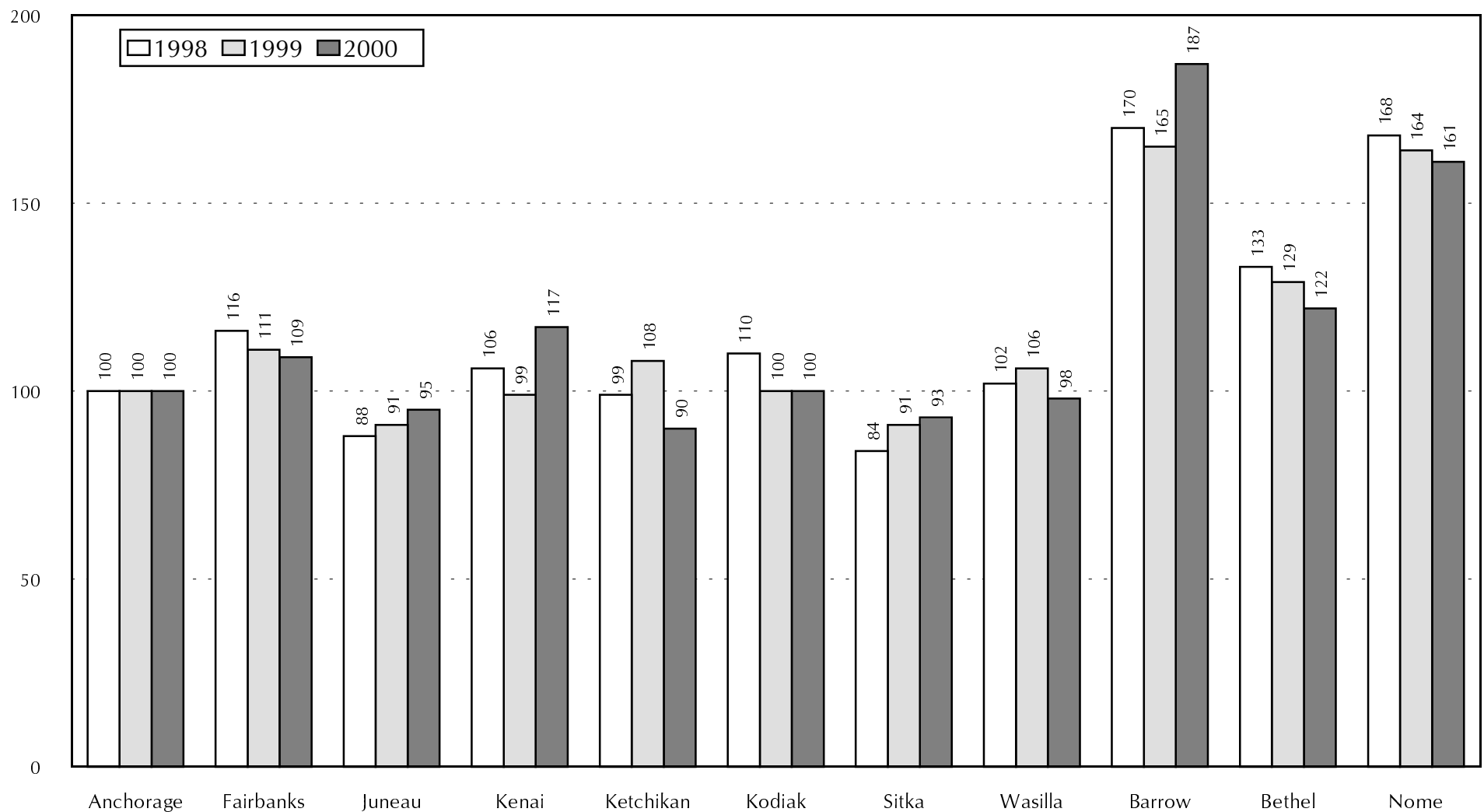
\*Starting with 2000, survey results for this year utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2000"

# Alaskan Suppliers Comparison Index

## Urban & Rural Residential Construction (without Concrete & Rebar)

Index by Community with Anchorage as Baseline



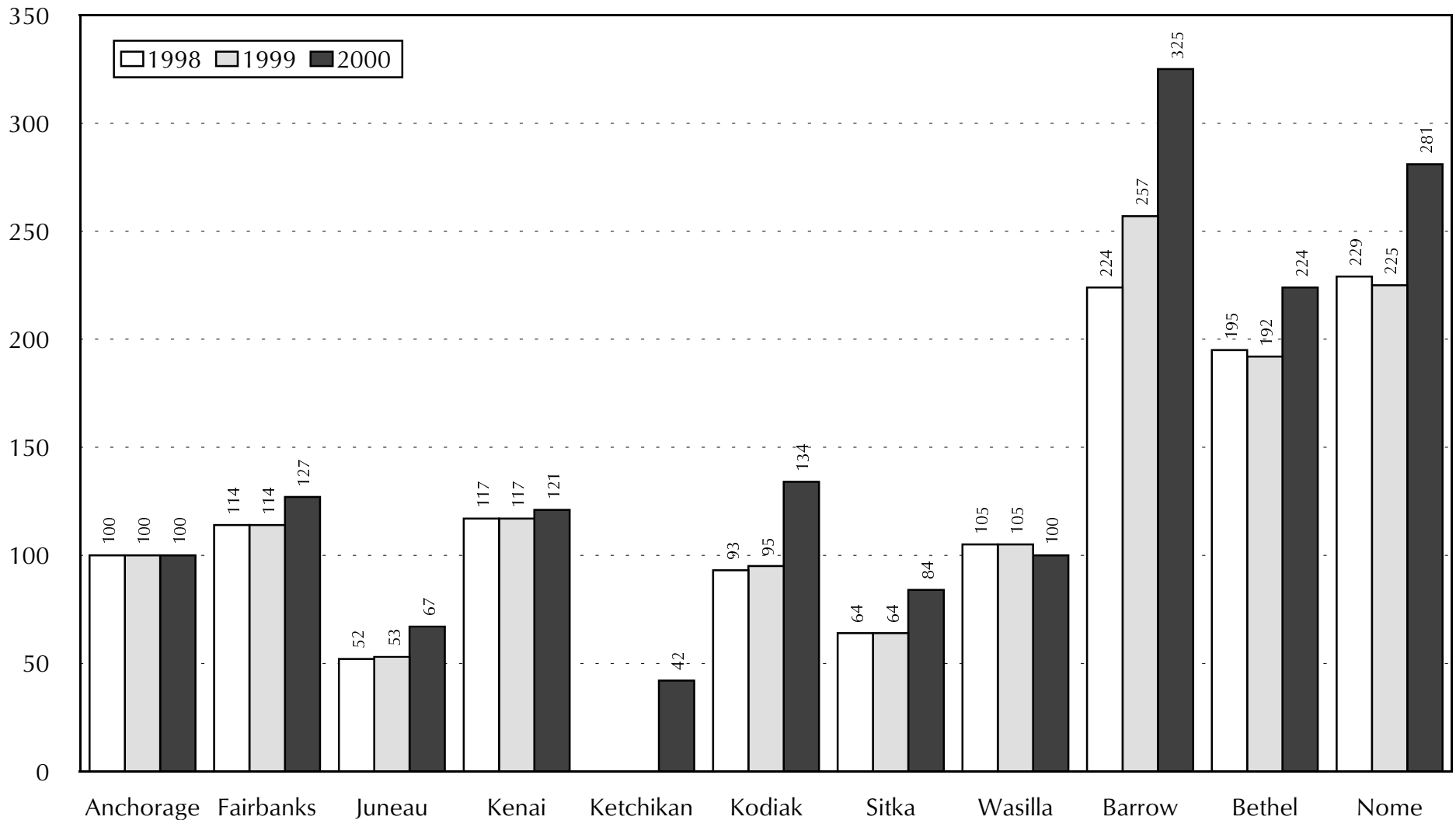
\*Starting with 2000, survey results for this year utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2000"



# Transportation Index\* for Market Basket from Washington

## Index by Community with Anchorage as Baseline (without Concrete & Rebar)



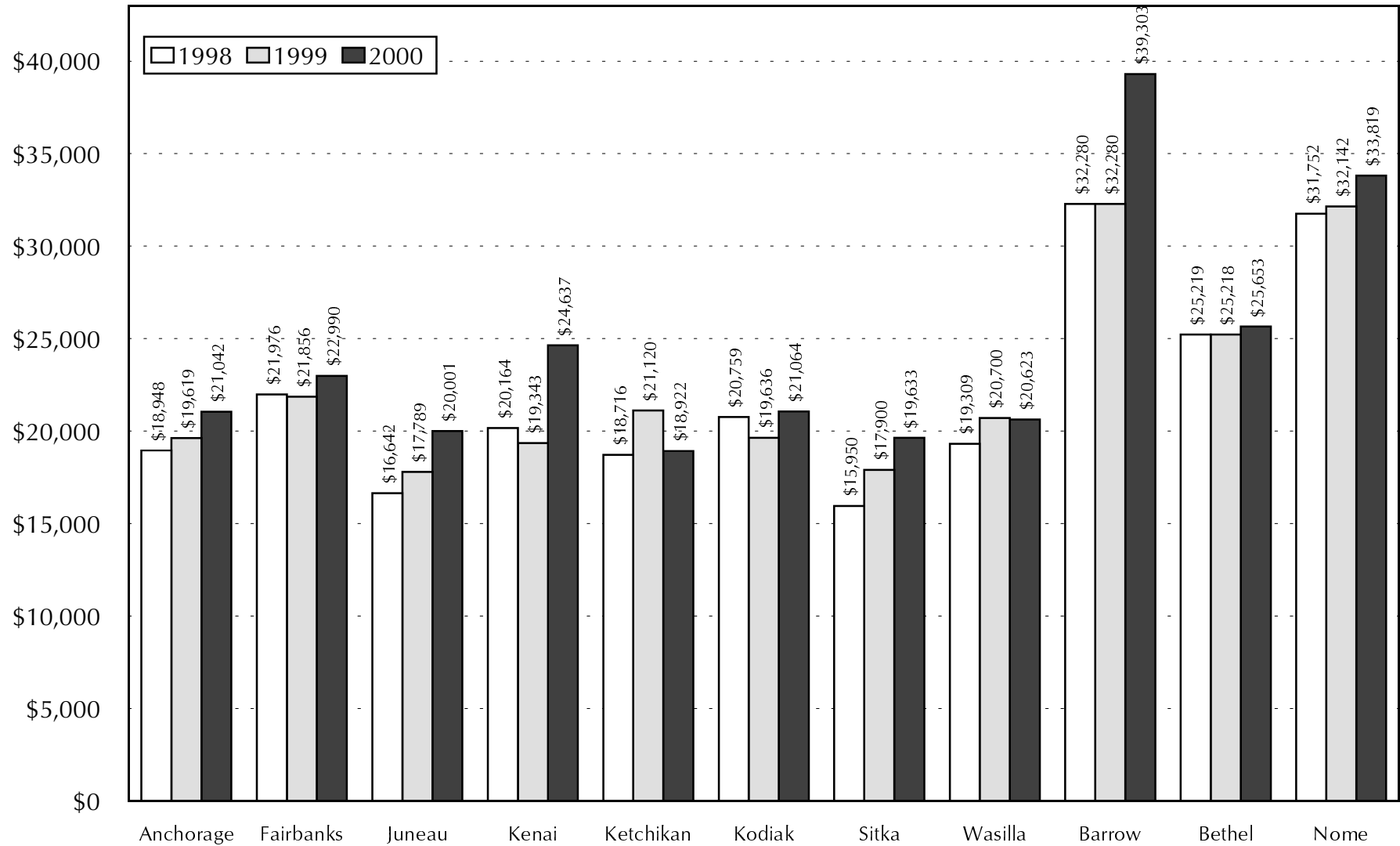
\*Starting with 2000, survey results for this year utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2000"

# Average\* Cost of Market Basket: 1998-2000

## Urban & Rural Residential Construction (without Concrete & Rebar)

### Alaskan Suppliers

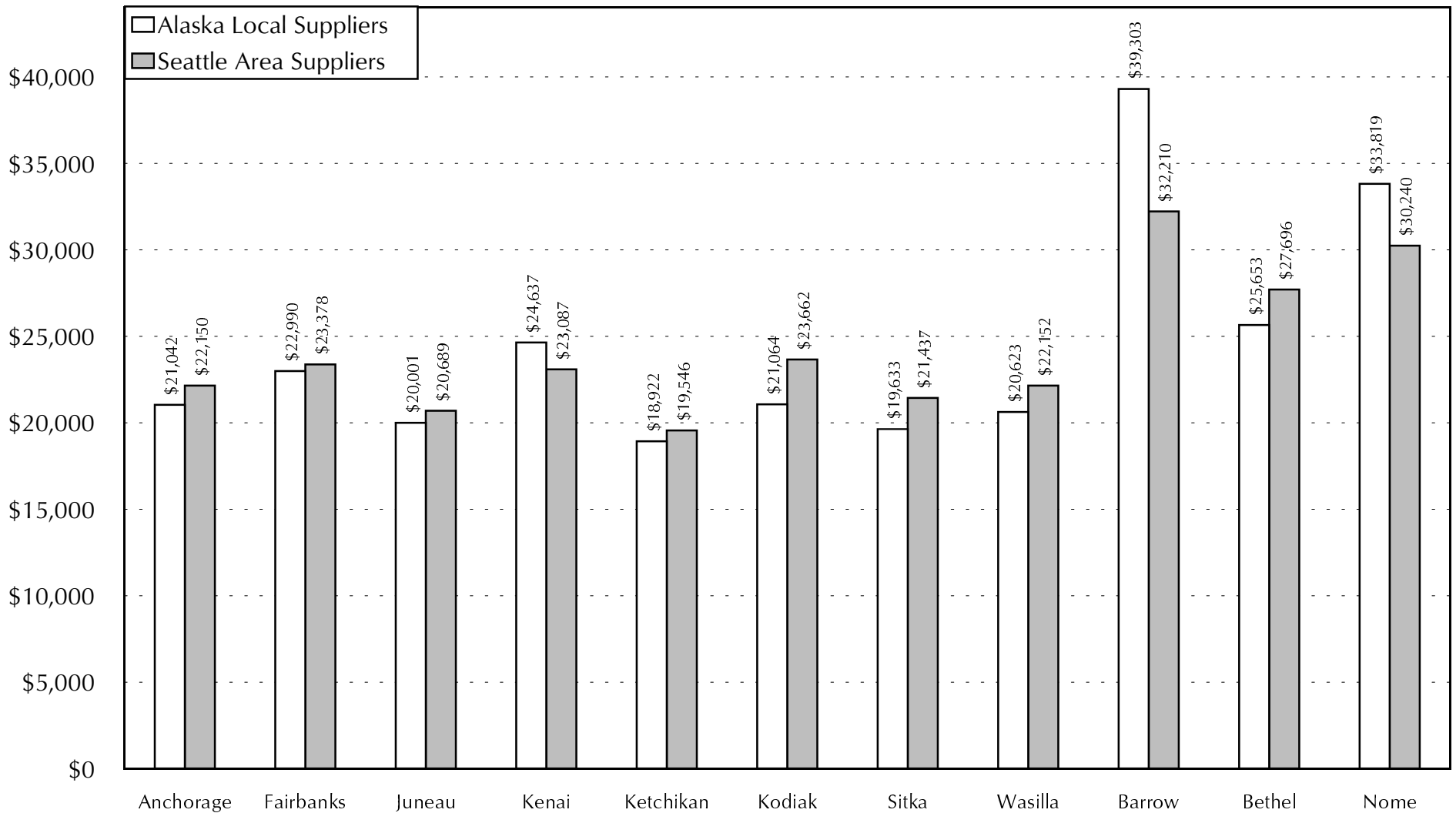


\*Starting with 2000, survey results for this year utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2000"

# Average\* Cost of Market Basket

## 2000 Regional Suppliers (Without Concrete and Rebar)



\*Starting with 2000, survey results for this year utilize a weighted average methodology.

Source: Alaska Department of Labor and Workforce Development, Research & Analysis Section, "AHFC Market Basket Construction Cost Survey 2000"